

**A MEETING OF THE TOWN OF TELLURIDE HISTORIC AND  
ARCHITECTURAL REVIEW COMMISSION (HARC) CHAIRPERSON**

**JUNE 23, 2017**

**FRIDAY 9:15 AM**

**REBEKAH HALL, TELLURIDE, CO  
113 WEST COLUMBIA AVENUE**

**I. CALL TO ORDER HARC CHAIRPERSON**

**II. PUBLIC HEARING ITEMS**

**1. PROJECT TITLE:** Gerber Residence

**SUMMARY:** Consideration of an amendment to a certificate of appropriateness that does not constitute a vested site specific development plan, per LUC Section 7-203.D.2.

**LEGAL DESCRIPTION:** Block 8, Lot 37, Town of Telluride (TOT)

**ADDRESS:** 512 West Colorado Avenue

**ZONE DISTRICT:** Historic Residential (HR)

**OWNER:** David Gerber

**APPLICANT:** David Gerber

**STAFF MEMBER:** Jonna Wensel, Historic Preservation Planner

**2. PROJECT TITLE:** Gluckstern Shed Alteration

**SUMMARY:** Alteration to a rated (Contributing) structure that does not increase its floor area pursuant to LUC section 7-203.C.8.

**LEGAL DESCRIPTION:** Block 9, Lot 19 and the W 6.4 feet of Lot 18, West Telluride Addition (WTA)

**ADDRESS:** 571 West Colorado Avenue

**ZONE DISTRICT:** Historic Residential (HR)

**OWNER:** Steven and Judith Gluckstern

**APPLICANT:** Shift Architects, LLC / Kristine Perpar

**STAFF MEMBER:** James Van Hooser, Planner I

**III. ADJOURN**

For more complete information on these applications or projects, please contact the Town of Telluride Planning Department at (970) 728-2161.



**To:** Historic and Architectural Review Commission (HARC)  
**From:** Jonna Wensel, Historic Preservation Planner  
**Date:** June 16, 2017  
**For:** June 23, 2017 HARC Meeting  
**RE:** 512 W. Colorado Avenue

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**PROJECT TITLE:** Gerber Residence

**SUMMARY:** Consideration of an amendment to a certificate of appropriateness that does not constitute a vested site specific development plan, per LUC Section 7-203.D.2.

**LEGAL DESCRIPTION:** Block 8, Lot 37, Town of Telluride (TOT)

**ADDRESS:** 512 West Colorado Avenue

**ZONE DISTRICT:** Historic Residential (HR)

**OWNER:** David Gerber

**APPLICANT:** David Gerber

**STAFF MEMBER:** Jonna Wensel, Historic Preservation Planner

**LAND USE**

**FLOOD HAZARD** – Located in Flood Zone AO (depths of 1-3 feet)

**GEOLOGIC HAZARD** – Not in a geologic hazard area

**GROUNDWATER** – Zone 3, depth to groundwater is greater than 20 feet

**NATIONAL HISTORIC LANDMARK DISTRICT (NHL D)** – Inside the district

**TREATMENT AREA** – Historic Residential (HR)

**WETLANDS** – Not in a wetland area

**HISTORIC RATING:** Supporting

**RATED STRUCTURES IN THE IMMEDIATE VICINITY:** Several

**PROJECT SCOPE**

1. Change siding on historic house from 6" to 4" reveal
2. Add vent on east elevation
3. Add fireplace vent on south elevation
4. Add boiler flue termination on south side of chimney

**ATTACHMENTS**

1. Drawings provided by applicant
2. Cut sheet for siding

**PUBLIC NOTICE**

This item was properly noticed per LUC Section 5-204.B.1. The affidavit of posting is on file in the Planning Department.

## **STAFF ANALYSIS OF DESIGN GUIDELINES**

The 2015 Design Guidelines apply to this application. The Rehabilitation Standards (RE) and Historic Residential Treatment Area (HR) Guidelines and Standards apply.

Overall precepts of the Design Guidelines are:

- Keep it simple.
- Keep it in scale.
- Respect historic resources.
- Make all new design compatible to the existing context.

Staff's analysis of this application's compliance with relevant guidelines is below.

| <b>Rehabilitation Standards (RE)</b>  | <b>Staff Analysis</b>  |
|---|--|
| <b>14. Wood and Siding</b><br>B.3. If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.  | The existing siding on the house prior to this rehabilitation was not original or historic. The new replacement siding was specified as 6" siding. The applicant requests using Boral TruExterior composite siding with a reveal of 4".  |
| <b>Historic Residential (HR)</b>  |  |
| <b>23. Pattern of Building Materials</b><br>A. Materials should appear similar in scale, texture and finish to those used traditionally.  | The proposed siding material appears similar in scale, texture and finish to wood siding.  |
| <b>24. Building Materials</b><br>A.3. The lap dimensions of siding should be similar to those found traditionally.<br>D. New substitute materials may be considered, if they appear similar in character and detailing to those used traditionally on Telluride's residential structures.<br>D.1. New materials must have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.<br>D.2. Details of hard board and cementitious siding, and their joints, should match that of traditional wood siding. | "Horizontal painted siding" was proposed in the original CA approval. Wood siding was not specified. The proposed siding material is a non-wood composite material, but appears to be similar in character and detailing to wood siding. |
| <b>30. Utilities</b><br>A. Minimize the visual impacts of utilities and service equipment.  | The vents and flue terminations are located on side and rear elevations.   |

**STAFF RECOMMENDATION**

Staff recommends approval of the application because it meets the Design Guidelines.

**PROPOSED MOTION**




*I move to approve the amendment to the Certificate of Appropriateness #10274 based on the staff memo dated June 16, 2017 with the following conditions:*

- 1. All requirements of the original CA#10274 dated February 21, 2017, not modified by this Certificate of Appropriateness Amendment are still in force. Only changes that are listed on the Certificate of Appropriateness Amendment #1 are approved.*

*This motion is based on evidence and testimony provided at a public hearing held on June 23, 2017 with notice of such hearing provided as required by the Telluride Land Use Code.*

## 1.) REFER TO REHABILITATION AND PRESERVATION PLAN



| <b>SUBMISSIONS:</b>   |                 |
|---|-----------------|
| CLIENT REWORK   | 07.11.16        |
| THA INTERNAL REVIEW   | 07.19.16        |
| APPRAISAL PACKAGE   | 07.22.16        |
| CLIENT REVIEW   | 08.22.16        |
| HARC SUBMISSION  | 08.25.16        |
| HARC STAFF MEETING  | 09.28.16        |
| HARC REVISIONS  | 12.12.16        |
| HARC CONDITIONS  | 12.27.16        |
| HARC CONDITIONS  | 02.14.17        |
| PERMIT  | 02.15.17        |
| <b>HARC CA #1</b>   | <b>06.07.17</b> |

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PERMISSION.

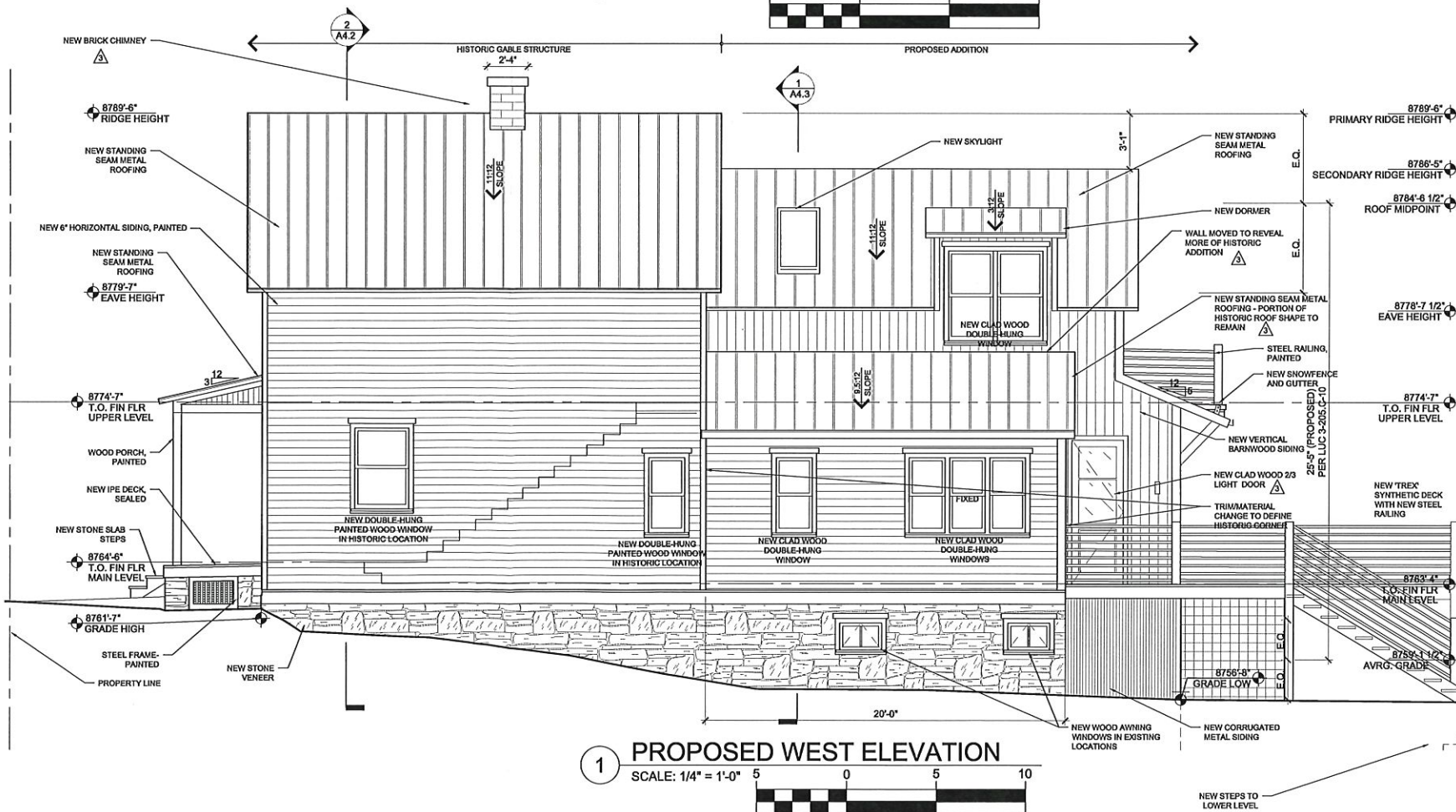
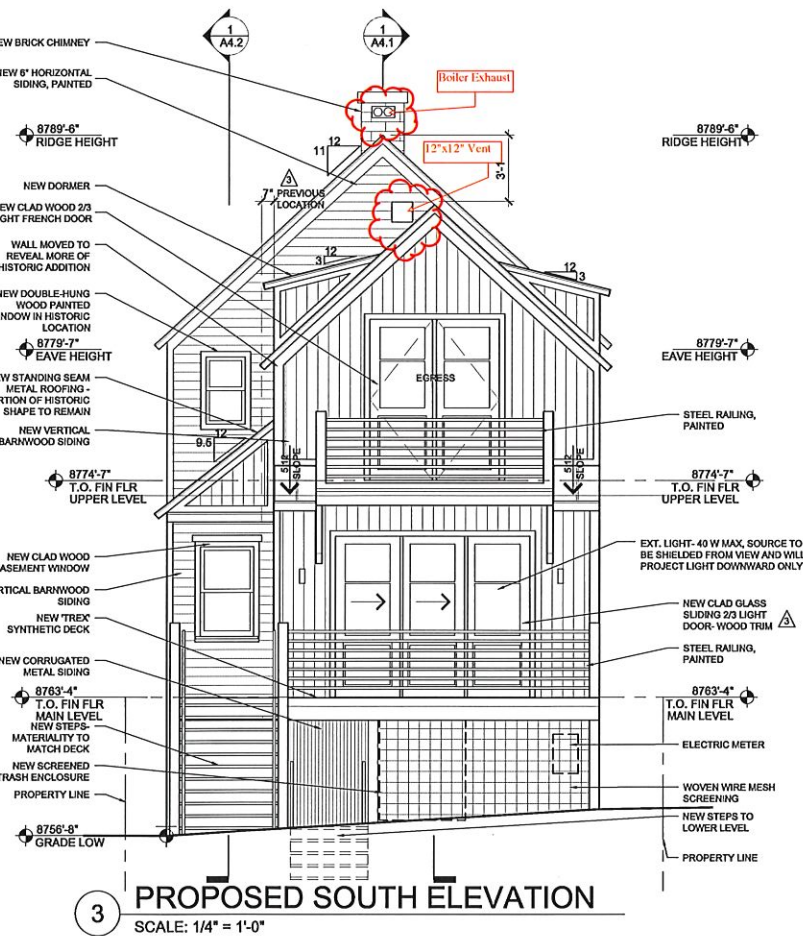
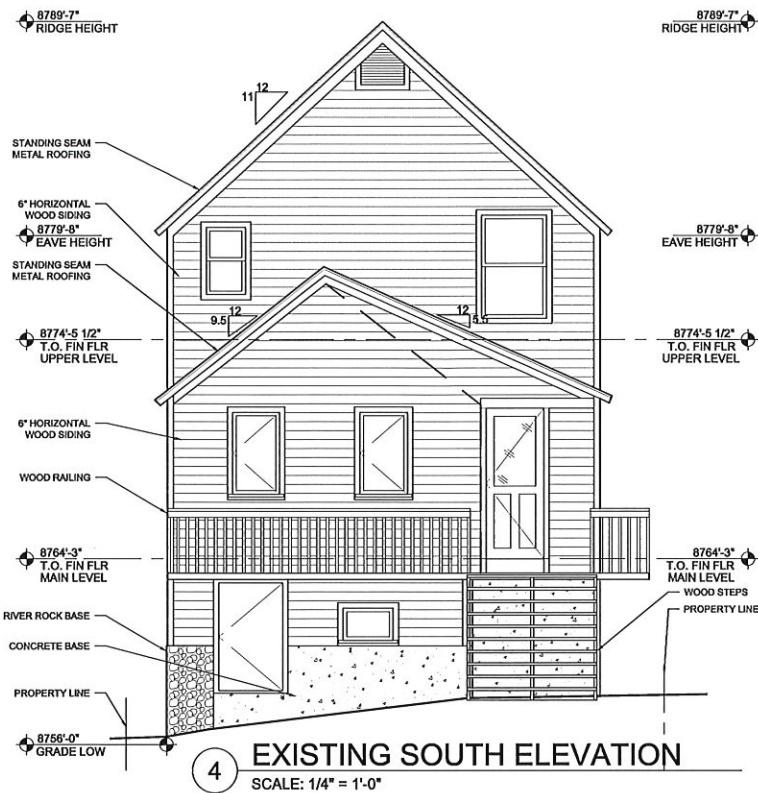
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

## A3.1

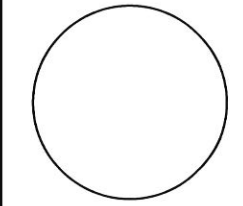


## GENERAL NOTES:

1.) REFER TO REHABILITATION AND PRESERVATION PLAN



**Tommy Hein**  
ARCHITECTS  
Box 3327 108 S. Oak St. Penthouse  
Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 WWW.TOMMYHEIN.COM



### SUBMISSIONS:

|                     |          |
|---------------------|----------|
| CLIENT REWORK       | 07.11.16 |
| THA INTERNAL REVIEW | 07.19.16 |
| APPRAISAL PACKAGE   | 07.22.16 |
| CLIENT REVIEW       | 08.22.16 |
| HARC SUBMISSION     | 08.25.16 |
| HARC STAFF MEETING  | 09.28.16 |
| HARC REVISIONS      | 12.12.16 |
| HARC CONDITIONS     | 12.27.16 |
| HARC CONDITIONS     | 02.14.17 |
| PERMIT              | 02.15.17 |
| HARC CA #1          | 08.07.17 |

## GERBER ADDITIONS & ALTERATIONS

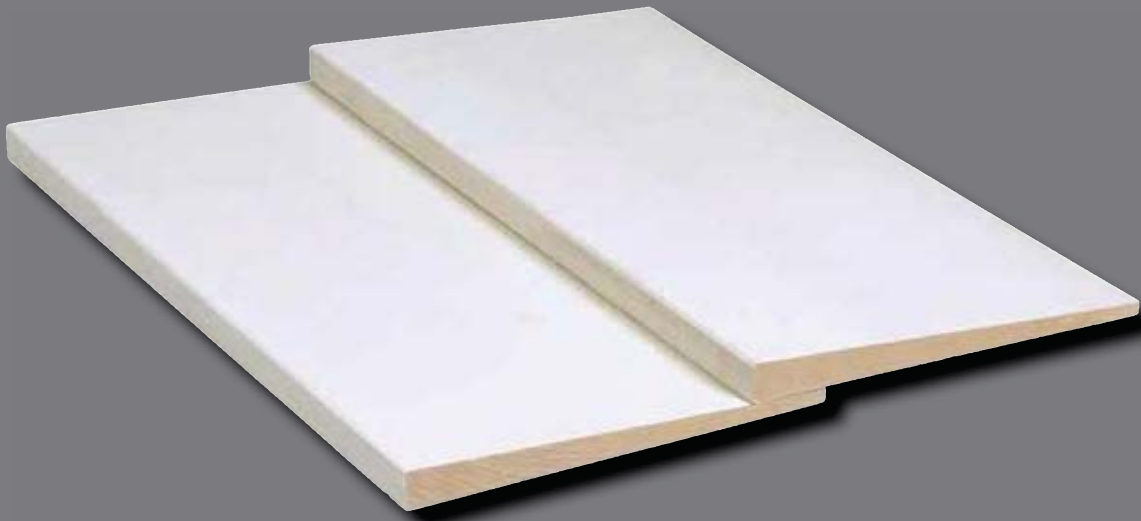
512 West  
Colorado  
Telluride  
Colorado

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REPRODUCED WITHOUT THA'S EXPRESS WRITTEN  
PERMISSION.

## ELEVATIONS

CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**A3.2**



## Bevel Profile

### Bevel Siding

The Bevel profile is the newest addition to the Boral TruExterior® Siding Craftsman Collection™ – the first manmade siding profiles to genuinely replicate the natural aesthetic of real wood while maintaining a high level of dimensional stability.<sup>†</sup> Recreating the look and character of traditional clapboard or bevel lap siding, Boral TruExterior® Siding's Bevel profile offers the true taper and shadow line effect historically seen with cedar and redwood siding, without the moisture-related issues that commonly plague wood.

### Product Dimensions

#### Bevel Profile

| Nominal Size | Actual Size   |
|--------------|---------------|
| 1/2 x 6      | 1/2" x 5 1/2" |



Bevel Siding

### Installation Best Practices

- The use of a drainable house wrap is recommended
- For longer tool life, use carbide tipped blades and drill bits
- Use fasteners designed for exterior trim and siding
- Minimum lap is 1"
- Each board has a factory-applied primer
- The product must be painted
- No gluing or gapping is necessary to control or limit movement
- No need to prime or paint ends or field-cut edges





## Boral TruExterior® Siding

Boral TruExterior® Siding is like no other siding product on the market, offering a lower-maintenance, easier-to-install alternative to wood and other material without sacrificing the look, feel and character of traditional wood siding. Boral TruExterior® Siding maintains a high level of dimensional stability during periods of temperature and moisture change, which allows it to resist moisture-related issues such as cracking and splitting. Plus it's virtually rot- and termite-free, and is backed by a 20-year limited warranty.

## Boral TruExterior® Siding Facts

- Easy to install with standard woodworking tools and methods
- Maintains a high level of dimensional stability†
- Virtually no moisture cycling†
- Resists rot and termite attacks†
- No cracking, splitting or cupping†
- Suitable for ground contact
- Can be painted any color with exterior grade latex paint
- Accepts a wide variety of fasteners
- Minimum 70% recycled content
- Premium 16' lengths
- 20-year Limited Warranty†
- Made in the USA

†Please see Boral TruExterior® Siding Warranty and Product Data sheet for proprietary test results, located at [www.BoralTruExterior.com](http://www.BoralTruExterior.com)

\*Cradle to Cradle is a certification licensed by the Cradle to Cradle Products Innovation Institute

## SUSTAINABILITY

Boral TruExterior® Siding's sustainable properties are a result of the use of a proprietary polymer blend and highly-refined coal combustion products (ash), which are endorsed by the U.S. Green Building Council (USGBC) in the production of construction materials.

- Minimum 70% recycled content, as verified by SCS Global Services
- Cradle to Cradle Certified™ Silver\*
- Produced in a state-of-the-art LEED Silver certified commercial facility







**TO:** Historic and Architectural Review Commission ("HARC") Chair  
**FROM:** James Van Hooser, Planner I  
**DATE:** June 16, 2017  
**FOR:** June 23, 2017 HARC Chair Review  
  
**RE:** Gluckstern Shed Alteration

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**PROJECT TITLE:** Gluckstern Shed Alteration

**SUMMARY:** Consideration of alterations to a rated structure that will not increase the structure's floor area, per Land Use Code Section 7-203.C.8.

**LEGAL DESCRIPTION:** Block 9, Lot 19 and the W 6.4 feet of Lot 18, West Telluride Addition (WTA)

**ADDRESS:** 571 West Colorado Avenue

**ZONE DISTRICT:** Historic Residential (HR)

**OWNER:** Steven and Judith Gluckstern

**APPLICANT:** Shift Architects, LLC / Kristine Perpar

**STAFF MEMBER:** James Van Hooser, Planner I

**LAND USE:**

- **EXISTING USE:** Single family residence and accessory structure.
- **ZONE DISTRICT:** Historic Residential
- **FLOOD HAZARD AREA:** Flood Zone AO
- **GEOLOGIC HAZARD AREA:** Not located in a geologic hazard area.
- **WETLANDS AREA:** Not located in a wetlands area.
- **GROUNDWATER ZONE:** Zone 3

**ARCHITECTURAL/HISTORIC:**

- **TREATMENT AREA:** Historic Residential
- **TELLURIDE HISTORIC LANDMARK DISTRICT:** The lot is located in the Telluride Historic Landmark District.
- **HISTORIC RATING:** THLD Primary Structure is rated Contributing, THLD Secondary Structure is rated Contributing.

**RATED STRUCTURES IN THE IMMEDIATE VICINITY:** There are many rated structures in the vicinity.

**ATTACHMENTS:**

- **Narrative** submitted by applicant
- **Drawings** submitted by applicant
- **ILC** submitted by applicant
- **Historic photos & Sanborn maps** submitted by applicant
- **THAS Survey** 5SM1580/THAS36

## **PUBLIC NOTICE**

This item was properly noticed per LUC Section 5-204.B.1. The affidavit of posting is on file in the Planning Department.

## **PROJECT SCOPE**

The Applicant proposes to remove the low one story eastern extension of historic shed THAS #36 and replace it with a carport. This property currently has no onsite parking, and the proposed application will bring the property into compliance with LUC parking requirements.

Historic photos clearly depict alterations through time on the western side of the shed, however, views to the east side are not as clear. The 1922 Sanborn Maps show the shed spanned the entire northern property line at that time – which is not the current configuration of the building. The 2013 THAS Survey is silent on the timing of the eastern extension/addition.

During staff review, it was discovered that an unvacated, remnant property line runs under the eastern extension of the shed. The applicant has been made aware of this issue and is submitting a concurrent P&Z application to clean up the property lines.

## **SITEWALK**

On a sitewalk, conducted on June 15, 2017, staff determined that very little to no historic material remains on the portion of the shed to be removed.

## **Review and Referral**

- Building Department: No comments.
- Public Works Department: No comments
- General Public: No comments received at the time of this memo.

## **LAND USE CODE REVIEW**

**Section 3-205.A. Historic Residential Zone District Purpose.** *The purpose of the Historic Residential Zone District (HR) is to allow land to be used for residential purposes and accessory uses, while preserving, maintaining, and enhancing the historical character and scale of new and existing buildings within the zone district.*

| <b>Dimensional Limitations</b> | <b>Current</b> | <b>Required by LUC</b> | <b>Proposed</b> | <b>Compliant</b> |
|--------------------------------|----------------|------------------------|-----------------|------------------|
| <b>Parking</b>                 | None           | 1 space                | 2 spaces        | Yes              |

## **STAFF ANALYSIS OF DESIGN GUIDELINES**

The 2015 Design Guidelines apply to this application. The Historic Residential (HR), Exterior and Site Lighting (ES), Rehabilitation Standards (RE), and Alley, Shed and Secondary Structures (AS) Guidelines and Standards apply.

Overall precepts of the Design Guidelines are:

- Keep it simple.
- Keep it in scale.
- Respect historic resources.
- Make all new design compatible to the existing context.

Staff's analysis of this application's compliance with relevant guidelines is below. Items in *italics and underlined* are recommended conditions and are included in the proposed motion.

| Historic Residential (HR) | Staff Analysis   |
|---------------------------|--|
| <b>16. Parking Design</b> | Parking is achieved off of the alley, consistent with HR#16.B. Paving surface area is minimized through the use of concrete pavers, consistent with HR#16.C.2. |

| Alley Structures (AS)                 | Staff Analysis   |
|---------------------------------------|--|
| <b>1. Site Planning</b>               | Parking is achieved off of the alley, consistent with AS#1.D.  |
| <b>2. Alley Character</b>             | The proposed modifications to the shed maintain the rustic, utilitarian character of the structure, consistent with AS#2.A&B. No new windows are proposed. |
| <b>3. Mass, Scale and Form</b>        | Mass and scale is appropriate for the neighborhood and the treatment area. In fact, the proposed alterations will reduce the mass and scale of the shed.   |
| <b>4. Features and Materials</b>      | Proposed materials are similar in scale, texture and finish to those used traditionally, consistent with AS#4.B. No ornate detailing is proposed.          |
| <b>5. Main Street Alleys</b>          | NA   |
| <b>6. Warehouse/Commercial Alleys</b> | NA   |

| Exterior Lighting (ES)      | Staff Analysis                               |
|-----------------------------|--|
| <b>1. Exterior Lighting</b> | No additional exterior lighting is proposed. |

### **STAFF RECOMMENDATION**

The staff recommendation is contained in the proposed motion and is based upon the findings in this memo.

### **HARC Proposed Motion:**

*I approve alterations to the Contributing shed, located at 571 W Colorado Avenue, Block 9, Lot 9, West Telluride Addition that will not increase the structure's floor area, per Land Use Code Section 7-203.C.8., based on the staff memo dated June 16, 2017 with the following conditions:*

- 1) *Minor Scale Subdivision must be approved and recorded prior to issuance of building permit.*
- 2) *Submit a preservation / rehabilitation / treatment plan for the portions of the shed not proposed to be altered, consistent with the Rehabilitation Standards, prior to building permit.*
- 3) *Include a note on the cover sheet in bold lettering indicating the contractor shall obtain Planning Department approval prior to making any changes to what is shown on the approved plans during construction.*

*This motion is based on evidence and testimony provided at a public hearing held on June 23, 2017, with notice of such hearing provided as required by the Telluride Land Use Code. Revised plans incorporating the conditions of approval shall be submitted within 60 days of this approval, or this approval becomes null and void. Unless otherwise indicated, the revised drawings submitted for a Certificate of Appropriateness must be a complete set, with any changes to the drawings clouded and labeled. Any changes to the drawings beyond the conditions of approval may result in more than one submittal being required.*



GENERAL NOTES

CONTRACT DOCUMENTS: CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND COMPLEMENTARY. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION: THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTO SHEETS).

CODE COMPLIANCE: ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, ARCHITECT, ENGINEER, AND ALL OTHERS PARTICIPATING IN THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT: THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION: THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS: PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH THE REVIEWED SAMPLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

SHOP DRAWINGS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS. SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE OSHA, REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

PROJECT CODE INFORMATION

ZONING  
BUILDING CODE  
DESCRIPTION

PROJECT CDC INFORMATION

TYPE OF UNIT  
TOTAL BUILDING GROSS AREA  
TOTAL BUILDING NET AREA  
PATIO  
LOT SIZE  
LOT COVERAGE  
LOT COVERAGE  
MAX BUILDING HEIGHT

SHEET INDEX

A0.0 COVER SHEET  
A1.0 SURVEY  
A2.1 SITE  
A4.1 EXISTING ELEVATIONS  
A4.2 PROPOSED ELEVATIONS

VICINITY MAP



PROJECT TEAM

OWNER:  
STEVEN GLUCKSTERN  
100 WEST COLORADO STE. 211  
TELLURIDE, CO 81435  
P. 917.561.6503

ARCHITECT:  
SHIFT ARCHITECTS  
100 WEST COLORADO STE. 211  
TELLURIDE, CO 81435  
P. 917.561.6503  
kristin@shift-architects.com

GENERAL CONTRACTOR:  
EVANS CONSTRUCTION  
201 E Sandoz Drive  
TELLURIDE, CO 81435  
P. 970.728.6153

STRUCTURAL:  
JESSE PEKKALA PE LLC  
P.O. BOX 688  
TELLURIDE, CO 81435  
jesse@pekkalaeng.com

SURVEYOR:

FOLEY ASSOCIATES  
1511 W. COLORADO AVE.  
TELLURIDE, CO 81435  
P. 970.728.6153

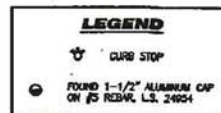
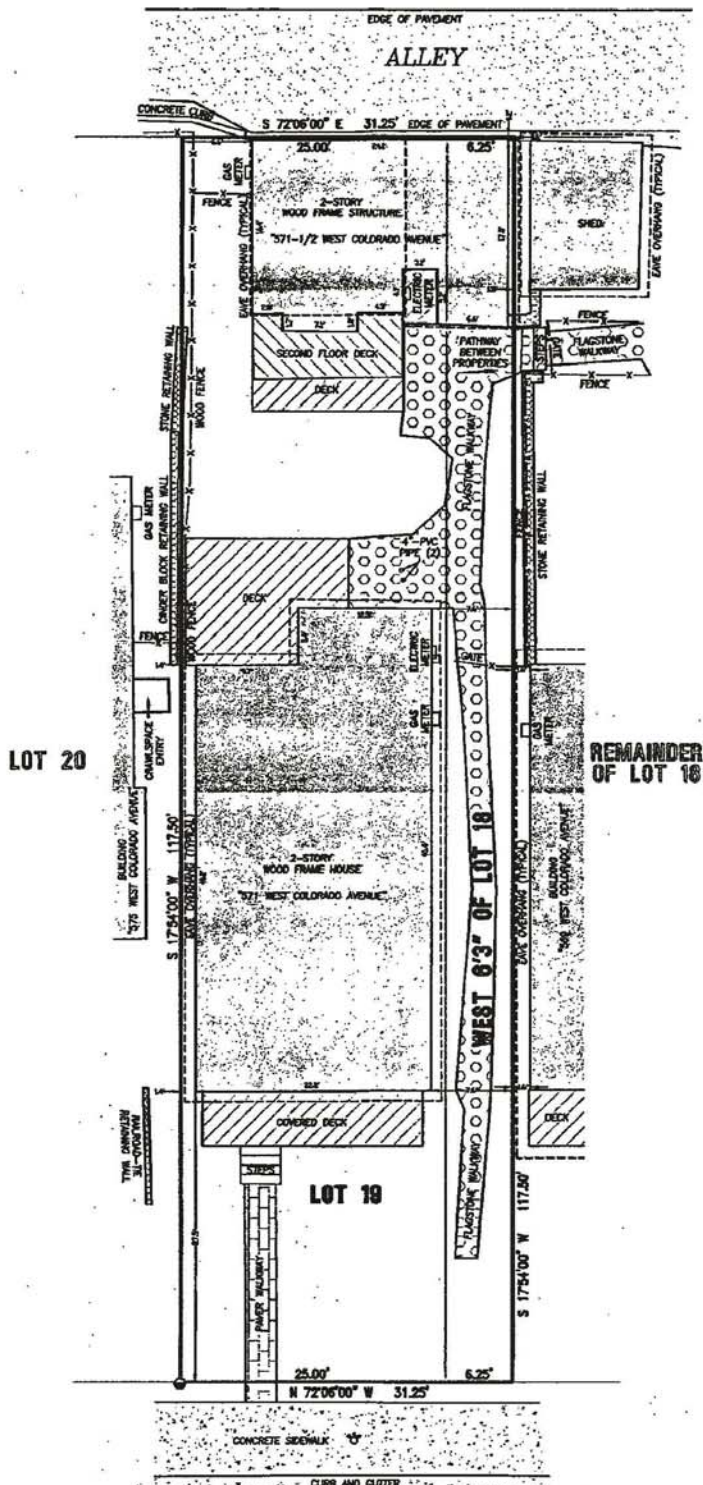
571 WEST COLORADO,  
TELLURIDE, CO 81435  
Project Number

COVER SHEET

SHIFT  
architects  
SHEET NUMBER

SHIFT  
ARCHITECT  
P.O. Box 3208  
Telluride, Colorado 81435  
P. 970.728.6145  
www.shift-architects.com

DATE:  
05.24.2017  
HARC SUBMITAL



#### IMPROVEMENT LOCATION CERTIFICATE:

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a land survey plat or improvement survey plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date July 14, 2015, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Jeffrey C. Haskell

P.L.S. 37970

#### LEGAL DESCRIPTION:

THE WEST SIX FEET AND THREE INCHES OF LOT 18, AND ALL OF LOT 19, BLOCK 9, WEST TELLURIDE ADDITION TO THE TOWN OF TELLURIDE, ACCORDING TO THE PLAT RECORDED JUNE 20, 1891 IN PLAT BOOK 28 AT PAGE 7.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

#### NOTES:

1. Easement research and legal description from Land Title Guarantee Company, Order No. TLR88004889, dated June 18, 2015 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Maps dated September 30, 1992, this parcel is within Zone AO, Depth: 1.
3. SURVEY CONTROL NOTE: Boundary lines for this survey were projected from record dimensions onto a grid derived from that Survey of Colorado Avenue recorded in the County Surveyor's Land Plots, in Book 1 at Page 30.

#### NOTICE:

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

## Improvement Location Certificate

West 6'3" of Lot 18 and all of Lot 19, Block 9, West Telluride Addition to the Town of Telluride, San Miguel County, Colorado.

Project Mgr: JH  
Technician: MC  
Checked by: JCV  
Short date: 07/13/2015

**FOLEY**  
ASSOCIATES, INC.  
ENGINEERING - PLANNING - SURVEYING

970-728-6153 970-728-6050 fax  
PO Box 1385  
125 W. Pacific Ave., Suite B-1  
Telluride, Colorado, 81435

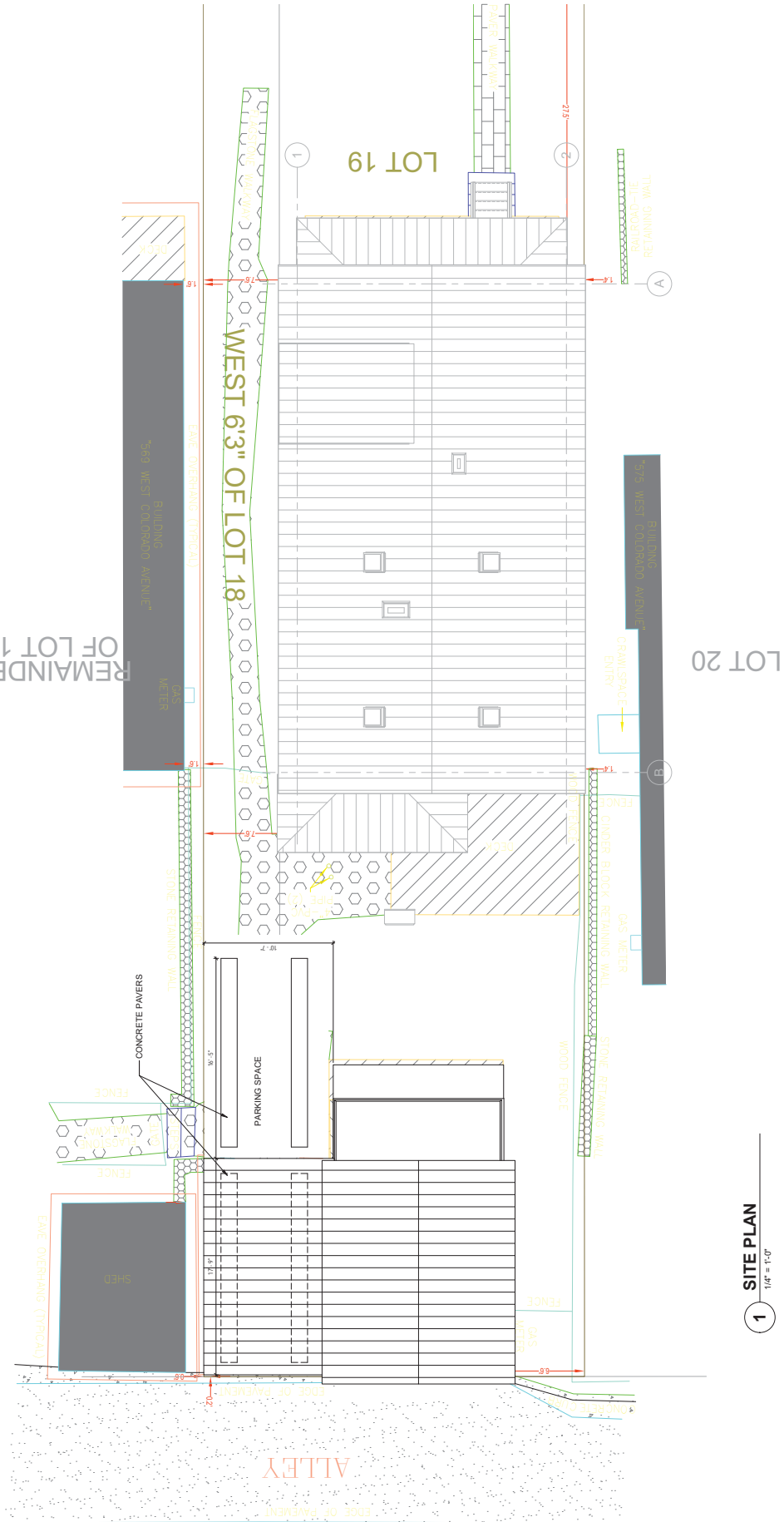
Drawing path: dsg\02121 & 07-15.dwg

Sheet 1 of 1 Project #: 02121

SITE

GLUCKSTERN REMODEL

571 WEST COLORADO  
TELLURIDE, CO 81435  
Project Number



REMAINDER  
OF LOT 18

LOT 20

LOT 19

WEST 6'3" OF LOT 18

BUILDING  
FOOTPRINT

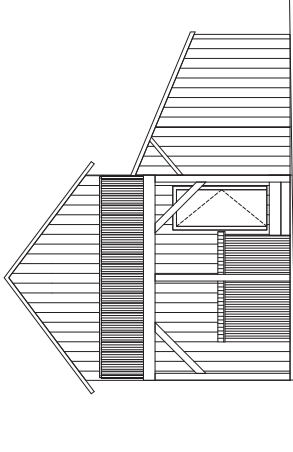
CONCRETE PAVERS

PARKING SPACE

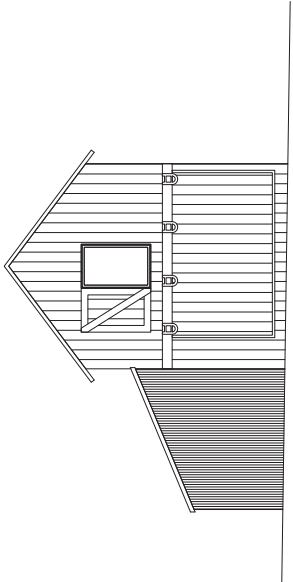
ALLEY

1 SITE PLAN  
1/4" = 1'-0"

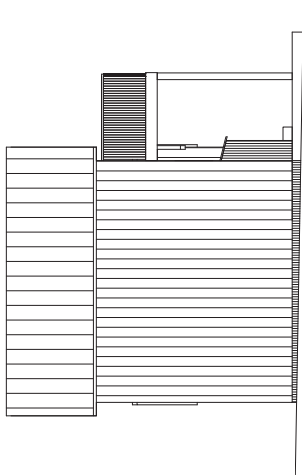




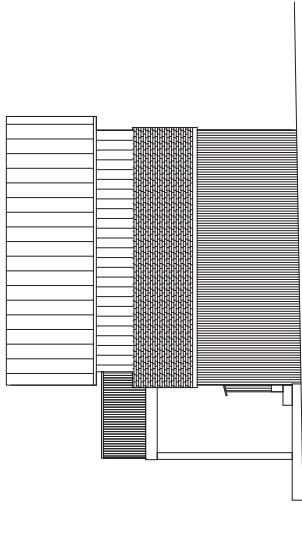
2 EXISTING SHED - SOUTH  
1/4" = 1'-0"



1 EXISTING SHED - NORTH  
1/4" = 1'-0"



4 EXISTING SHED - WEST  
1/4" = 1'-0"



3 EXISTING SHED - EAST  
1/4" = 1'-0"

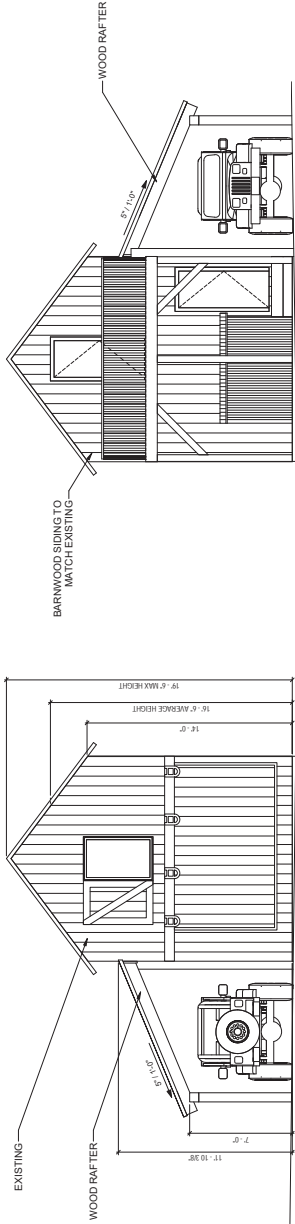
# GLUCKSTERN REMODEL

571 WEST COLORADO  
TELLURIDE, CO 81425  
Project Number

EXISTING  
ELEVATIONS

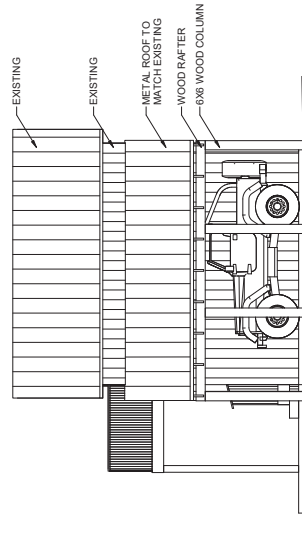
SHIFT  
architects  
SHEET NUMBER

A4.1

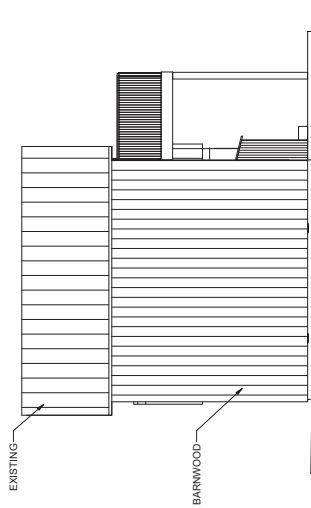


1 PROPOSED SHED - NORTH  
1/4" = 1'-0"

2 PROPOSED SHED - SOUTH  
1/4" = 1'-0"



3 PROPOSED SHED - EAST  
1/4" = 1'-0"



4 PROPOSED SHED - WEST  
1/4" = 1'-0"

# GLUCKSTERN REMODEL

Project Number  
571 WEST COLORADO  
TELLURIDE, CO 81425

PROPOSED  
ELEVATIONS

SHIFT  
architects  
SHEET NUMBER

A4.2







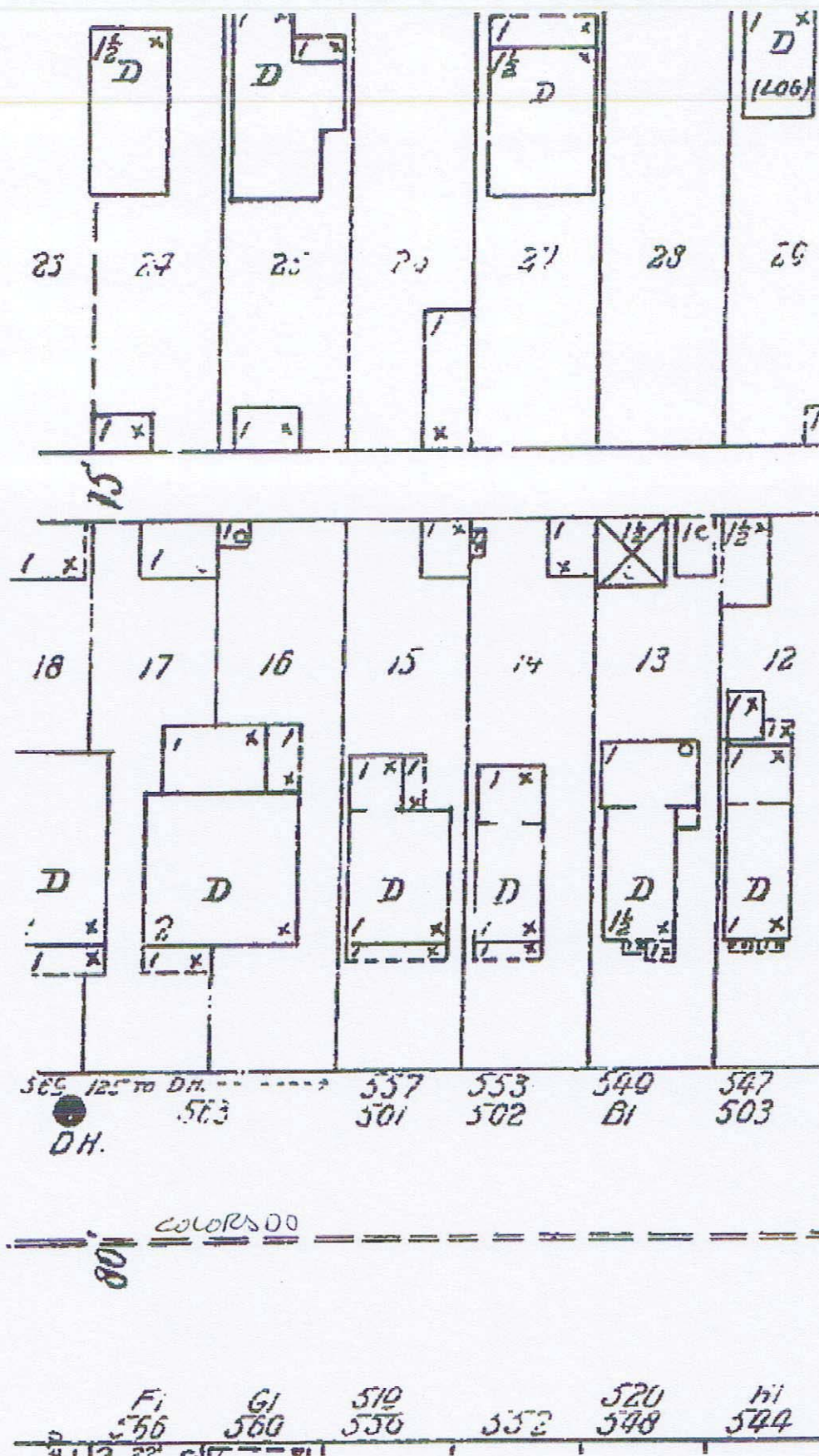




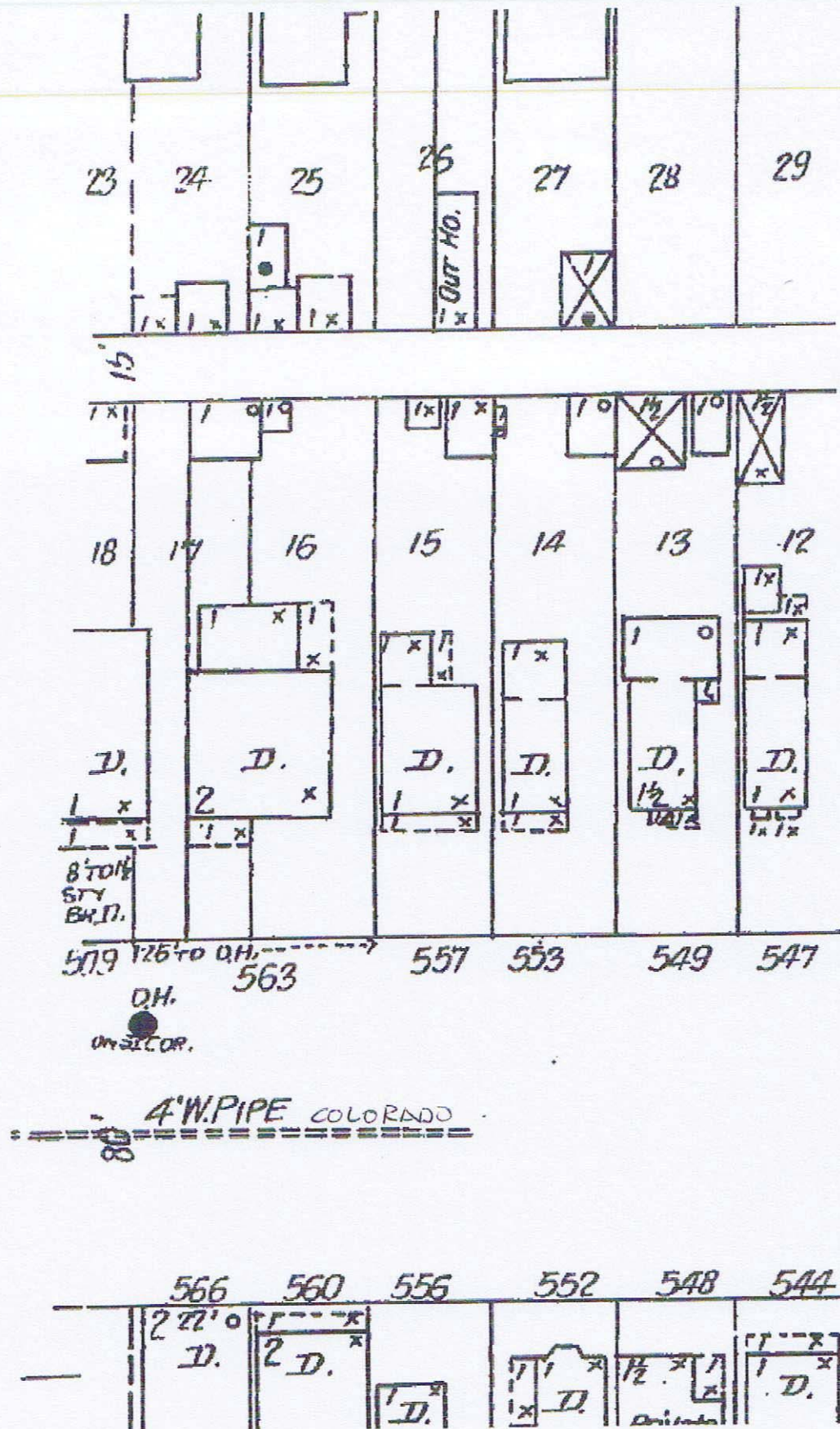




1904

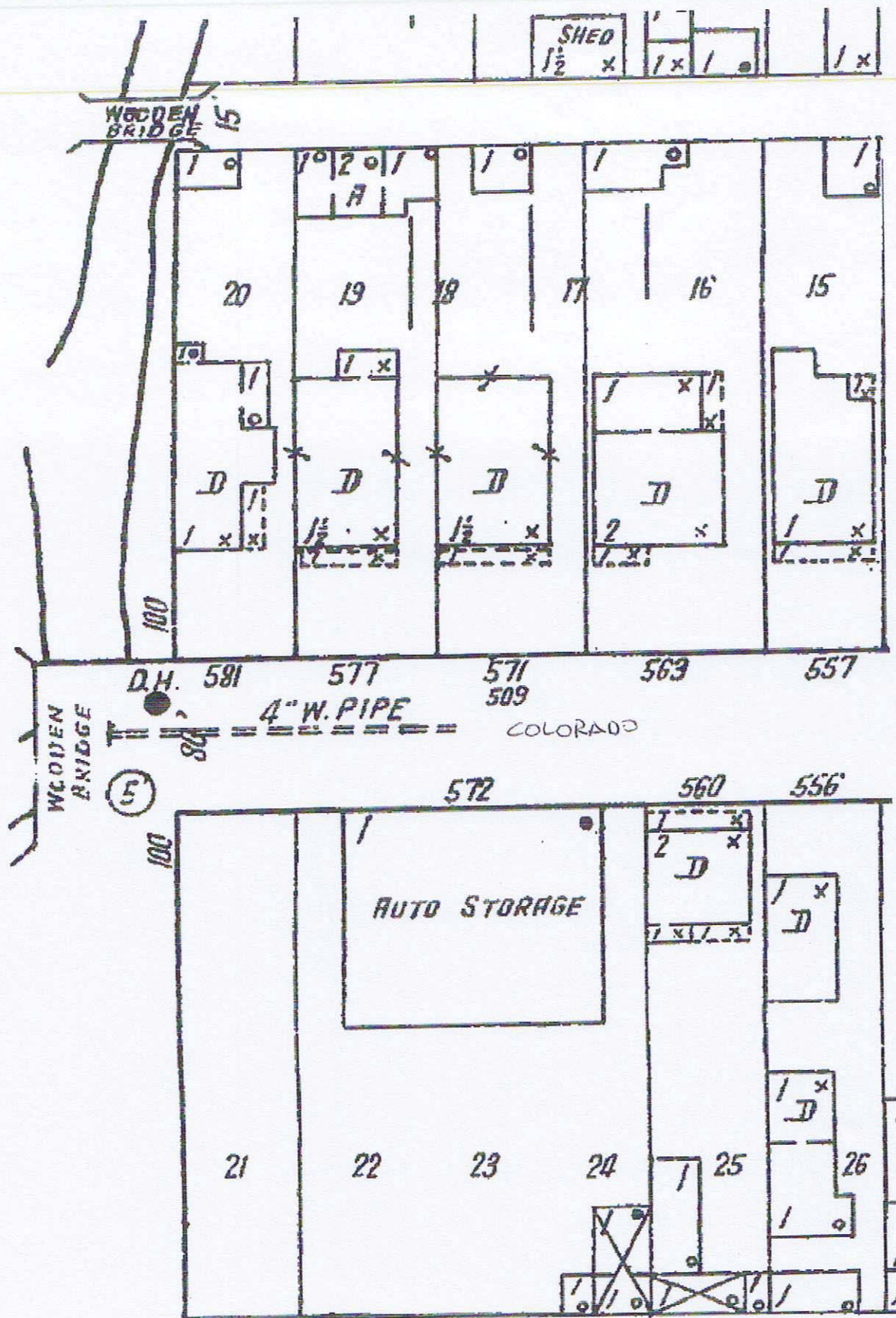








1922



Date: June 7, 2017  
By: Kristine Perpar, Architect

Property address:

571 W. Colorado  
Telluride, CO 81435

**Sent to:**

Jonna Wensel/ James Van Hooser  
Town of Telluride; HARC

**Re:** Back Shed/ Parking

Jonna/ James,

Our clients at 571 W. Colorado are looking to bring their parking requirements in compliance. Currently there is no onsite parking. There is 1 (one) dwelling unit and 1 (one) accessory unit on the property, ref. existing site plan. The accessory unit is a historical two story Barn/ Carriage House in the back with an extension to the east. This east extension is a great location to provide covered parking and an additional tandem space to the south. This shed roof will need to be raised approximately 1'-4". Ref. Proposed Plans.

Historical photos show that the back shed has been altered on the west side, east side is more difficult to determine. Sanborn maps show a structure spanning the entire north property line. We felt this extension area would be a great opportunity to provide onsite parking. Please Reference the attached drawings for the existing and proposed elevations.

Please let me know if you have any questions or concerns.

Sincerely,



Kristine Perpar, AIA





## COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Page 1 of 7

**Official Eligibility Determination**  
(OAHF use only)

OAHF1403

Rev. 9/98

Date \_\_\_\_\_ Initials \_\_\_\_\_

- ☐ Determined Eligible – National Register  
☐ Determined Not Eligible – National Register  
☐ Determined Eligible – State Register  
☐ Determine Not Eligible – State Register  
☐ Need Data  
☐ Contributes to eligible National Register District  
☐ Noncontributing to eligible National Register District

**I. IDENTIFICATION**

1. Resource number: **5SM.1580/THAS.36**
2. Temporary resource number: **N/A**
3. County: **San Miguel**
4. City: **Telluride**
5. Historic Building Name: **Unknown**
6. Current Building Name: **Schmeltz Family Trust House**
7. Building Address: **571 W Colorado Ave**
8. Owner Name and Address: **Schmeltz Family Trust  
P.O. Box 3857  
Telluride, CO 81435**

Parcel number(s):

**456536315014****THLD RATING:**

**Primary - Contributing to District**  
**Barn/Carriage House - Contributing to District**



# Architectural Inventory Form

Page 2 of 7

## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252483 mE** **4202593 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 19, Block 9**  
 Addition: **West Telluride Addition** Year of addition: **1891**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 45 feet x Width: 22 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**  
**Window/Segmental Arch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**This 1.5-story brick masonry dwelling measures 40' N-S (deep) by 22' E-W (across). Not included in these dimensions is a one-story, 5' by 8', enclosed rear porch which covers the east end of the north elevation. The house is supported by a coursed sandstone foundation, and its solid red brick walls are laid in running bond. A belt course of two projecting stretcher courses is at the level of the first story window sills. The front-gable roof is steeply-pitched, and is covered with green metal roofing material. The eaves are boxed, with painted white wood trim, and there is a shed-roofed dormer on the east-facing roof slope. There are two brick chimneys: one, with a corbelled cap, is located near the north end of the roof ridge; the other is on the east-facing roof slope. The house features an asymmetrical façade which faces toward Colorado Avenue on the south elevation. A painted green wood-paneled front door, with one upper sash light, a transom light, a dentil course, and a floral swag, enters the house beneath a segmental brick arch. The façade also features a nearly full-width open front porch with an open wood railing with turned balusters, turned columns, a spindle frieze, and a low-pitched hip roof. A large 1/1 single-hung sash window, with a sandstone lugsill and a segmental brick arch, overlooks the porch to the east of the entry door. Windows elsewhere are primarily 1/1 double-hung sash, with sandstone lugsills, segmental brick arches, and with painted white wood frames. The enclosed single-story rear porch features painted white horizontal weatherboard walls and a hip roof. A synthetic storm door enters the enclosed porch from a wood plank deck.**

## Architectural Inventory Form

Page 3 of 7

22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

**This property is located on the north side of Colorado Avenue in the block between Townsend and Davis Streets, near the west end of the Telluride National Historic Landmark District.**

24. Associated buildings, features or objects:

### **Barn/ Carriage House (THAS #36)**

**A historic two-story, wood-frame, barn/carriage house structure is located adjacent to the alley at the rear of the property. This building includes a main two-story section, and a low one story extension to the east elevation. The main two-story section has board-and-batten exterior walls, and a steeply-pitched front gable roof covered with green metal roofing material. A wood deck, with a balcony above, is located on the south elevation. A solid wood door, with one upper sash light, enters the building from the deck. Two vertically-oriented single-light fixed-pane windows penetrate the west elevation. A vertical wood plank, horizontal sliding, garage door (with historic hardware still intact) faces the alley on the north elevation. A non-historic single-light fixed-pane window is centered above the horizontal sliding door, where the hayloft door was traditionally located. The low shed-roofed extension to the east elevation is clad with corrugated metal.**

## IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:

Source of information: **San Miguel County Assessor records; Sanborn Insurance maps.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

**San Miguel County Assessor records list 1902 as this house's year of construction. Both the house and barn/carriage house are depicted on the 1922 Sanborn Insurance map. There have been no additions to either building.**

30. Original location: ☒ Moved: Date of move(s):

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single family dwelling**

## Architectural Inventory Form

Page 4 of 7

35. Historical background:

The West Telluride Addition was platted in 1891, and by 1900, houses had been built on most lots in this block on the north side of West Colorado Avenue. Some lots near the west end of the block were not developed until after the turn of the twentieth century, however. San Miguel County Assessor records indicate that this brick residence at 571 W. Colorado Avenue, and the adjacent brick residence at 569 W. Colorado Avenue (SSM.1581) were both built in 1902. Information regarding the two dwellings was not uncovered in online issues of the Telluride Daily Journal from the early 1900s. Both of these residences have been owned by Herbert and Margaret Schmeltz since the 1970s.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

*Telluride Daily Journal*, September 9, 1899, p. 2.

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

## VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

- ☒ A. Associated with events that have made a significant contribution to the broad pattern of our history;
  - B. Associated with the lives of persons significant in our past;
  - ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
  - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).
- Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- ☒ 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS



# Architectural Inventory Form

Page 5 of 7

- 
39. Area(s) of significance: **Architecture**  
**Community Planning and Development**  
**Settlement**
40. Period of significance: **1902; 1902-1957**
41. Level of significance: National: ☒ State: Local:
42. Statement of significance:  
**This house is historically significant for its association with Telluride's residential development beginning just after the turn of the twentieth century. It is also architecturally significant for its late Victorian-era architectural characteristics, and for its brick construction, and for the fine craftsmanship shown in the details of its construction. This property may be considered individually eligible for inclusion in the National and State Registers, and both the primary and barn/carriage house rate as a "contributing" resource within the Telluride National Historic Landmark District.**
43. Assessment of historic physical integrity related to significance:  
**This property displays a high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. There have been no additions to either the house or barn, and only minimal exterior alterations to either building as well. This property clearly contributes to the historic character of the Telluride National Historic Landmark District.**
- 

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Individually Eligible**  
 Local landmark eligibility field assessment: **Eligible / Contributing to District**
45. Is there National Register district potential? Yes ☒ No  
 Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒
46. If the building is in existing National Register district, is it: Contributing ☒ Noncontributing N/A:
- 

## VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 125-132** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building**  
**Department**
49. Date(s): **07/31/2007; revised 4/10/2012** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**  
**Timothy Wilder**
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**  
**Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

## Architectural Inventory Form

Page 6 of 7

## Sketch Map





# Architectural Inventory Form

Page 7 of 7

## Location Map

